



TOWN OF GILBERT, ARIZONA

HIGLEY AND RIGGS ROAD

**SUBJECT
SITE**

Riggs Rd.

Higley Rd.

Cordillera
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



TOWN OF GILBERT, ARIZONA

HIGLEY AND RIGGS ROAD

LOCATION

Located at the southwest corner of Higley Road and Riggs Road in the Town of Gilbert, Arizona.

SIZE

11.397 Acres (496,463 SF)

ASSESSOR PARCEL NUMBER

304-86-009F

ZONING

RC | Town of Gilbert

**Gilbert General Plan shows RC (Regional Commercial)*

PRICE

\$7,408,050 (\$650,000 per Acre)

**Sale subject to residential rezoning (8-10 DU/Ac)*

TERMS

Cash

COMMENTS

Located in the booming suburban community of Gilbert with attractive demographics, population and job growth and a strong transportation network, this site represents one of the last available parcels for development.

PROPERTY TAXES

2023 Assessment: \$17,460.84

UTILITIES

Electricity: SRP

Water: Town of Gilbert

Sewer: Town of Gilbert

Gas: Southwest Gas

Telephone/Cable: Cox

Communications



GILBERT QUICK FACTS



POPULATION

2023 population: **277,486**
Annual population growth: **1.12%**
Median age of **34**



GROWTH

Population estimate 2030: **300,000**
Number of households: **90,299**
Median household income: **\$115,179**



NATIONAL ACCOLADES

#8 City Where More Young Residents Are Buying Homes (**SmartAsset, 2021**)
33rd Best City to Find a Job in 2021 (**WalletHub, 2021**)



MAJOR ECONOMIC DRIVERS

- Banner MD Anderson Cancer Center
- Celebration Stem Cell Centre
- Transitional Research Institute
- Cardiovascular & Stem Cell Consultants
- Ironwod Cancer & Research Center
- Merxy Gilbert Medical Center

Source: gilbertedi.com



TOP EMPLOYERS

- Banner MD Anderson
- Deloitte
- Footprint
- GoDaddy
- Isagenix International
- Lockheed Martin
- Merrill Lynch
- Morgan Stanley
- Northrop Grumman
- Silent-Aire USA

Source: phxeastvalley.com



EDUCATION

- Park University **16,500**
- Chandler-Gilbert Community College **14,728**
- Arizona State Univeristy Polytech **5,095**
- University of Arizona- Nursing Campus **216**





CROSSROADS TOWNE CENTER

WWM FLD/VV

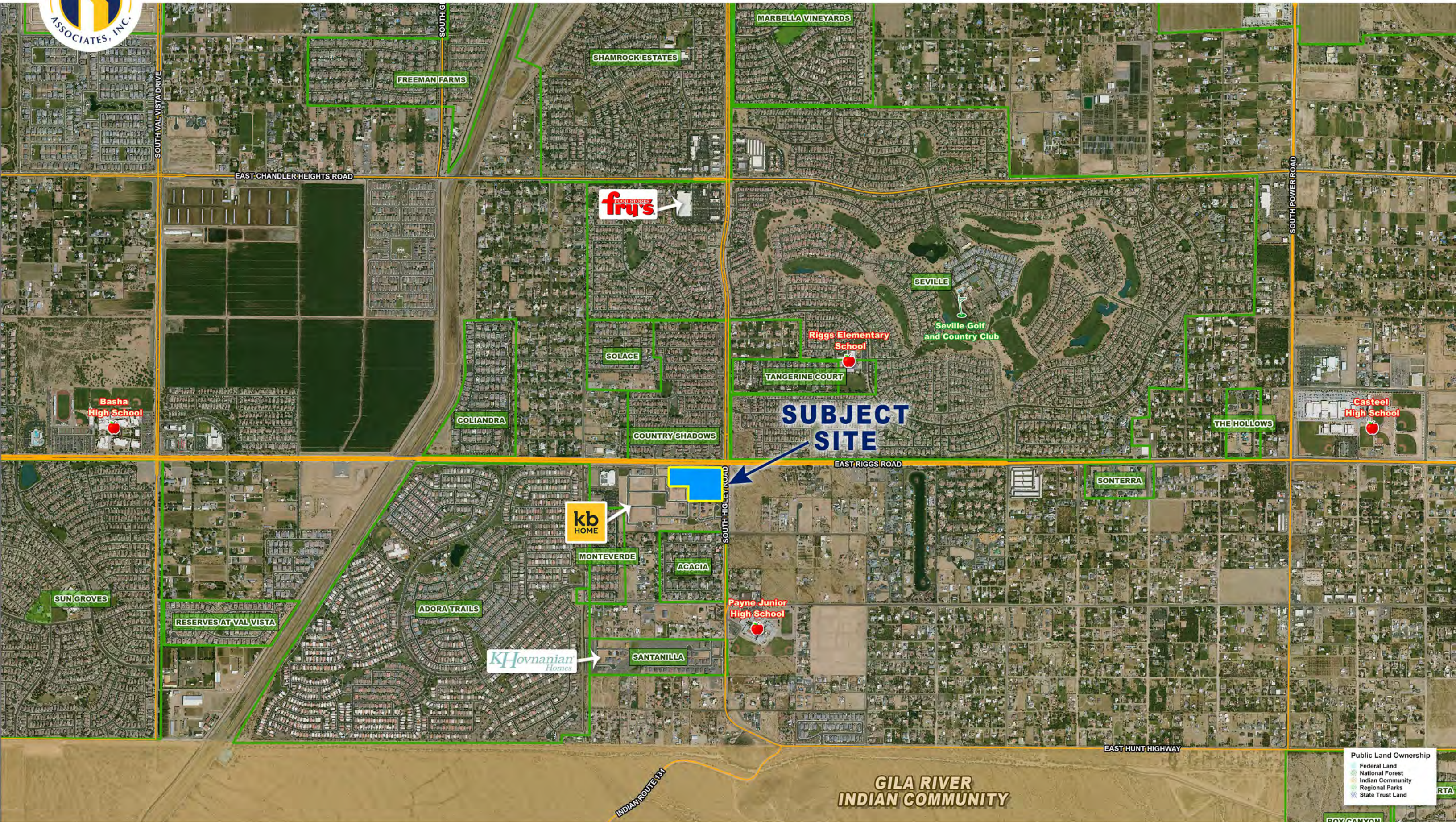
SAN TAN VILLAGE MALL

GILBERT GATEWAY TOWN CENTER

QUEEN CREEK MARKETPLACE

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

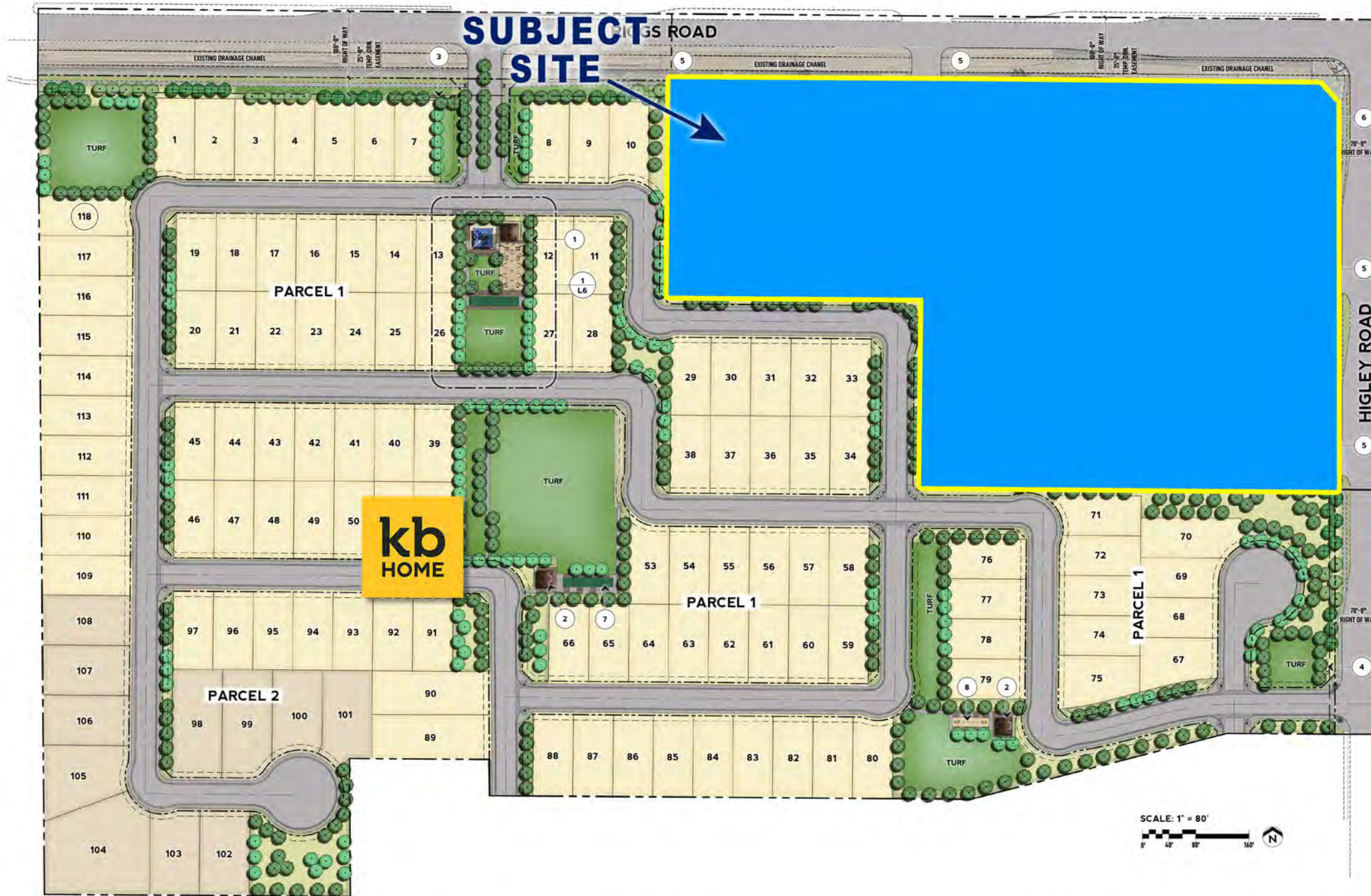




SUBJECT SITE

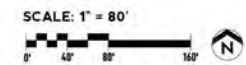
304-86-009F





LANDSCAPE LEGEND & SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
TREES		
	PISTACIA X 'RED PUSH' RED PUSH PISTACHE	24' BOX
	PARKINSONIA X 'SONORAN EMERALD' SONORAN EMERALD PALM VERDE	24' BOX
	PARKINSONIA PRAECOX PALM BREA	24' BOX
	CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALM VERDE	24' BOX
	ULMUS PARVIFOLIA 'SEMPEVIRENS' EVERGREEN ELM	24' BOX
LARGE SHRUBS		
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE	5 GAL.
	DODONEA VISCOSA 'PURPUREA' PURPLE HORSESHOE BUSH	5 GAL.
SHRUBS		
	LEUCOPYLLUM LANGMANIAE 'LYNNS LEGACY' LYNNS LEGACY SAGE	5 GAL.
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.
	EROMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL.
	RUPELLIA BRITTONIANA REBELIA	5 GAL.
	NANDINA DOMESTICA 'GULFSTREAM' GULFSTREAM NANDINA (HEAVENLY BAMBOO)	5 GAL.
	RUSSSELLIA EQUITIFORMIS CORAL FOUNTAIN	5 GAL.
ACCENTS		
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.
	HESPERALOE P. 'BRAKELIGHTS' RED HESPERALOE	5 GAL.
	BOUGAINVILLEA 'SAN DIEGO RED' SAN DIEGO RED BOUGAINVILLEA	5 GAL.
GROUND COVER		
	ROSHARINUS OFFICINALIS 'HUNNINGTON CARPET' TRAILING ROSEMARY	1 GAL.
	LANTANA MONTIVENDENSIS PURPLE TRAILING LANTANA	1 GAL.
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	1 GAL.
	WEDILIA TRILOBATA YELLOW DOT	1 GAL.
TURF		
	TURF CYNODON DACTYLON 'MOBON'	SOD
TURF BORDER		
	CONCRETE TURF HEADER	6' x 6'
	REGULAR GRAY	
TOP DRESSING		
	DECOMPOSED GRANITE EXPRESS BROWN	1/2" SCREENED
	ANGULAR RIP RAP EXPRESS GOLD	3'-6" ANGULAR



PROJECT TEAM

OWNER
VSTAR
2425 EAST CAMELBACK RD | SUITE 750
PHOENIX, AZ 85016
P: 480.252.2857
CONTACT: ANGE KORY

LANDSCAPE ARCHITECT
THOMAS + CROWLEY LLC
124 E. CONSTITUTION COURT
GILBERT, AZ 85296
P: (480) 878.4708
CONTACT: PAUL THOMAS

CIVIL ENGINEER
BOWMAN CONSULTING
1295 N. WASHINGTON STREET, SUITE 100
TEMPE, AZ 85281
P: (480) 829.8828
CONTACT: NATHAN LARSON

LEGEND

--- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE
--- ROAD CENTER LINE

KEYED NOTES

- THE "GAME ROOM" PARK, SEE DETAIL 1, SHEET L4
 - (1) 24' x 24' RAMADAS
 - (1) PLAY STRUCTURE
 - (1) BOCCIE BALL COURT
 - (2) HORSESHOE COURT
 - (2) HORSE GRILL
 - (2) GAME TABLES
 - (2) PARK BENCHES
 - (2) PICNIC TABLES
 - (2) JUNGLE POTS
 - (3) TRASH RECEPTACLE
- 24' x 24' RAMADA, SEE DETAIL 3, SHEET L4
- RESIDENTIAL PRIMARY ENTRY MONUMENT, SEE DETAIL 1, SHEET L3
- RESIDENTIAL SECONDARY ENTRY MONUMENT, SEE DETAIL 2, SHEET L3
- COMMERCIAL WAY FINDING MONUMENT, SEE DETAIL 1, SHEET L4
- COMMERCIAL CORNER MONUMENT, SEE DETAIL 2, SHEET L4
- BOCCIE BALL COURT
- HORSESHOE COURT

SITE DATA

	GROSS	NET
COMMERCIAL (RC PAD):	14.83 AC	11.48 AC
SINGLE FAMILY RESIDENTIAL:	39.91 AC	37.14 AC
RESIDENTIAL OPEN SPACE:	6.55 AC	(14.4% GROSS) (17.4% NET)

LOT TABLE

PARCEL	ZONING	LOT AREA	LOT SIZE	LOTS
1	SF-4 PAD	7,000 S.F.	60' x 117'	107
2	SF-8 PAD	9,000 S.F.	75' x 120'	11
TOTAL				118



CORDILLERA

GILBERT, AZ



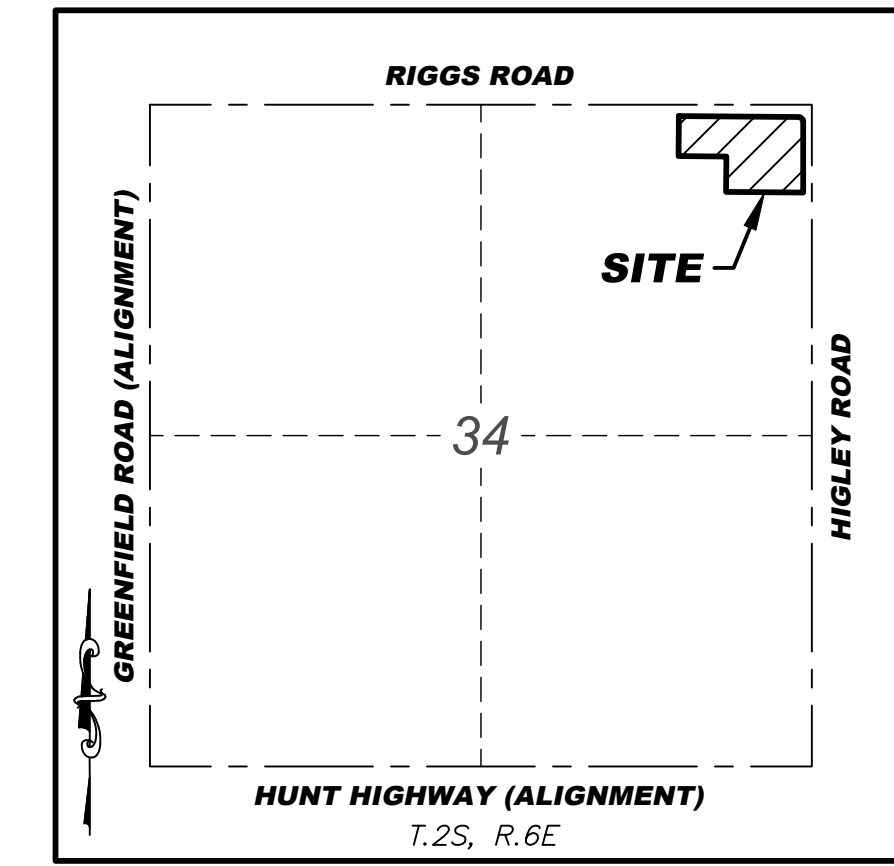
CONCEPTUAL DEVELOPMENT & LANDSCAPE PLAN

L1

DATE: 7.29.2019

ALTA / NSPS LAND TITLE SURVEY CORDILLERA AT THE SWC HIGLEY AND RIGGS

A PORTION OF THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY NO. 01894385-003-B64-SA, AMENDMENT NO. 2, AMENDMENT DATE: JUNE 17, 2021, DATED JUNE 14, 2021 AT 7:30 A.M.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE LAND SURVEY PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY IN A MANNER THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN LEGAL COUNSEL FOR ADDITIONAL INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY WAS COMPLETED USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED AND SHOWN IN SECTION 3E OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021. .

PHYSICAL ACCESS WITHIN FIVE FEET OF THE BOUNDARY WAS RESTRICTED.

THE SITE HAS PHYSICAL ACCESS TO AN ABUTTING STREET, HIGLEY ROAD, AS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELDWORK.

PURSUANT TO TABLE "A" ITEM 6(a), THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS REFERENCED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7(a), THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A", ITEM 11(A), UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR REPORTS PROVIDED BY THE CLIENT. THE SOURCE OF THE UTILITY PLANS AND REPORTS ARE THE OPERATING UTILITY AGENCY RESPONSIBLE FOR THIS JURISDICTION UNLESS OTHERWISE NOTED HEREON. WITH REGARD TO TABLE "A", ITEM 11, INFORMATION FROM THE SOURCE NOTED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR HAS OBSERVED EVIDENCE OF RECENT CONSTRUCTION AS SHOWN HEREON.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS SHOWN ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR, OR AS SHOWN IN THE TITLE REPORT REFERENCED ON THIS SURVEY.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 34, BEING MARKED BY A TOWN OF GILBERT BRASS CAP IN HAND HOLE, FROM WHICH POINT THE NORTH QUARTER CORNER OF SAID SECTION 34, BEING MARKED BY A TOWN OF GILBERT BRASS CAP IN HAND HOLE, BEARS NORTH 89°31'21" WEST, A DISTANCE OF 2692.06 FEET;

THENCE SOUTH 00°00'04" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 706.02 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89°31'21" WEST, A DISTANCE OF 70.00 FEET TO THE WEST LINE OF THE EAST 70 FEET OF SAID NORTHEAST QUARTER;

THENCE NORTH 89°31'21" WEST, A DISTANCE OF 618.73 FEET;

THENCE NORTH 00°28'39" EAST, A DISTANCE OF 284.00 FEET;

THENCE NORTH 89°31'21" WEST, A DISTANCE OF 383.14 FEET;

THENCE NORTH 00°28'39" EAST, A DISTANCE OF 322.00 FEET;

THENCE CONTINUING NORTH 00°28'39" EAST, A DISTANCE OF 100 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89°31'21" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1065.98 FEET TO THE POINT OF BEGINNING.

SCHEDULE 'B' ITEMS

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2021.

2. RESERVATIONS CONTAINED IN THE PATENT
FROM: THE UNITED STATES OF AMERICA
TO: ALBERT E. WEAVER
RECORDING DATE: 08/12/1914
RECORDING NO: BOOK 110 OF DEEDS, PAGE 263
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
(BLANKET ITEM IN NATURE)

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UNDERGROUND POWER
RECORDING DATE: 01/22/1973
RECORDING NO: DOCKET 9956, PAGE 363
(NOT A PART OF SUBJECT PARCEL)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: OVERHEAD AND UNDERGROUND POWER
RECORDING DATE: 11/01/1973
RECORDING NO: DOCKET 10379, PAGE 1285
(AS SHOWN)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UNDERGROUND POWER
RECORDING DATE: 12/21/1992
RECORDING NO: 92-726297
(AS SHOWN)

7. TERMS AND CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN THAT CERTAIN TOWN OF GILBERT ORDINANCE NO. 1696, RECORDED 02/14/2006 IN RECORDING NO. 2006-205346
(BLANKET ITEM IN NATURE)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: TEMPORARY DRAINAGE
RECORDING DATE: 12/02/2010
RECORDING NO: 2010-1052361
(AS SHOWN)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITY
RECORDING DATE: 12/02/2010
RECORDING NO: 2010-1052362
(AS SHOWN)

10. TERMS AND CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN THAT CERTAIN TOWN OF GILBERT RESOLUTION NO. 3054, RECORDED 02/11/2011 IN RECORDING NO. 2011-127797.
(NOT A PART OF SUBJECT PARCEL)

11. TERMS AND CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN THAT CERTAIN TOWN OF GILBERT RESOLUTION NO. 3055, RECORDED 02/11/2011 IN RECORDING NO. 2011-127798.
(AS SHOWN)

12. TERMS AND CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN THAT CERTAIN TOWN OF GILBERT RESOLUTION NO. 3211, RECORDED OCTOBER 28, 2013 IN RECORDING NO. 2013-942275.
(AS SHOWN)

13. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

14. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

15. INTENTIONALLY DELETED.

16. INTENTIONALLY DELETED.

AREA

SUBJECT PROPERTY CONTAINS 496,463 SQUARE FEET OR 11.397 ACRES, MORE OR LESS.

ADDRESS

7292 S. HIGLEY ROAD
GILBERT, ARIZONA 85298

PARKING

NO STRIPPED PARKING SPACES

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, AS MEASURED BETWEEN FOUND MONUMENTS.
SAID LINE BEARS SOUTH 00 DEGREES 00 MINUTES 04 SECONDS EAST.

ZONING

ZONE: RC
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2021 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C3150 L, DATED 10/16/2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CERTIFICATION

TO: BMFA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 11(a), 13, 16, 17, 18 AND 20 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED JUNE, 2021

ANTHONY SLATER
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
TSLATER@RICKENGINEERING.COM



OPTIMUS
CIVIL DESIGN GROUP
4650 E. COVINGTON BLVD.
PHOENIX, AZ 85040
PH: (602) 289-5300 FAX: (602) 289-9400

NO.	BY	DATE	REVISION

SURVEYOR:

SURVEY INNOVATION GROUP, INC.
Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

SIG
A RICK ENGINEERING COMPANY

PROJECT NO: P5595
DRAWN BY: [blank]
CHECKED BY: [blank]

CS1 SCALE: N.T.S.
DATE: 7/20/2021

ALTA / NSPS LAND TITLE SURVEY
CORDILLERA AT THE SWC
HIGLEY AND RIGGS
GILBERT, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

DRAWING NO.
P5595
SHEET NO. 1 OF 2

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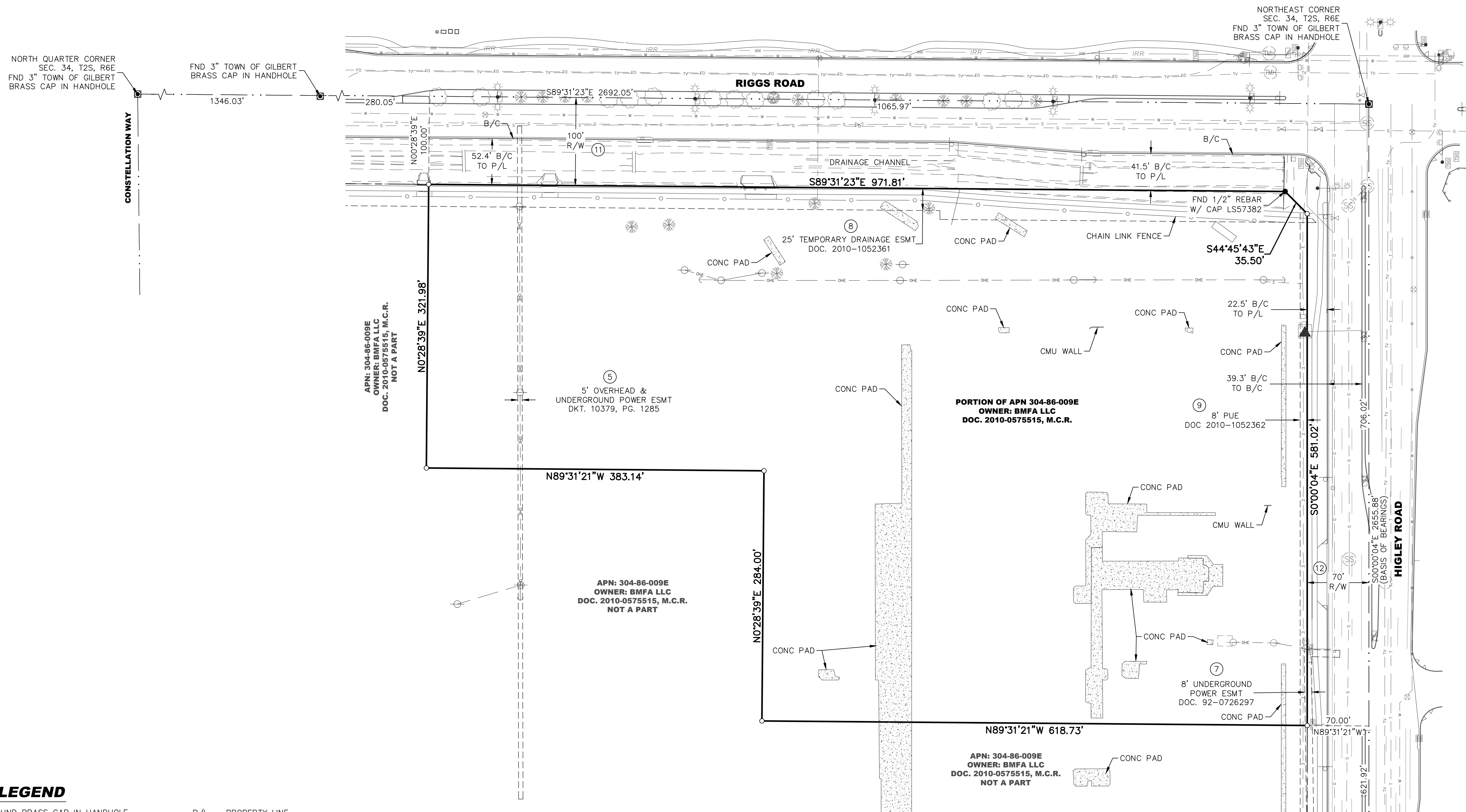


SIG
SURVEY INNOVATION GROUP, INC.
Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
A RICK ENGINEERING COMPANY

PROJECT NO: P5595
DRAWN BY: P5595
CHECKED BY:
CS SCALE: 1"=60'
TS DATE: 7/20/2021

ALTA / NSPS LAND TITLE SURVEY
CORDILLERA AT THE SWC
HIGLEY AND RIGGS
GILBERT, ARIZONA

LEGEND	
	FOUND BRASS CAP IN HANDHOLE
	FOUND BRASS CAP FLUSH
	SET 1/2" REBAR WITH CAP RLS. #XXXXX
	FOUND 1/2" REBAR
	CABLE TV RISER
	CATCH BASIN
	DOWN GUY
	ELECTRIC JUNCTION BOX
	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE
	FIRE HYDRANT
	SEWER MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE MANHOLE
	WATER VALVE
	LIGHT POLE
	GAS VALVE
	LIGHT POLE W/MAST
	DOUBLE LIGHT POLE W/MAST
	SIGN
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL W/MAST
	TRAFFIC SIGNAL JUNCTION BOX
	UTILITY POLE
	P/L PROPERTY LINE
	APN ASSESSORS PARCEL NUMBER
	ESMT EASEMENT
	PUE PUBLIC UTILITY EASEMENT
	DOC. DOCUMENT NUMBER
	CONC. CONCRETE
	CMU CONCRETE MASONRY UNIT
	B/C BACK OF CURB
	DKT./PG. DOCKET NUMBER/PAGE
	M.C.R. MARICOPA COUNTY RECORDS
	BOUNDARY LINE
	SECTION LINE
	EASEMENT LINE
	ADJACENT BOUNDARY LINE
	CHAIN LINK FENCE
	WATER LINE
	SEWER LINE
	GAS BLUE STAKE LINE
	OVERHEAD ELECTRIC LINE
	STORM DRAIN LINE





GENERAL PLAN MAP
Gilbert, Arizona

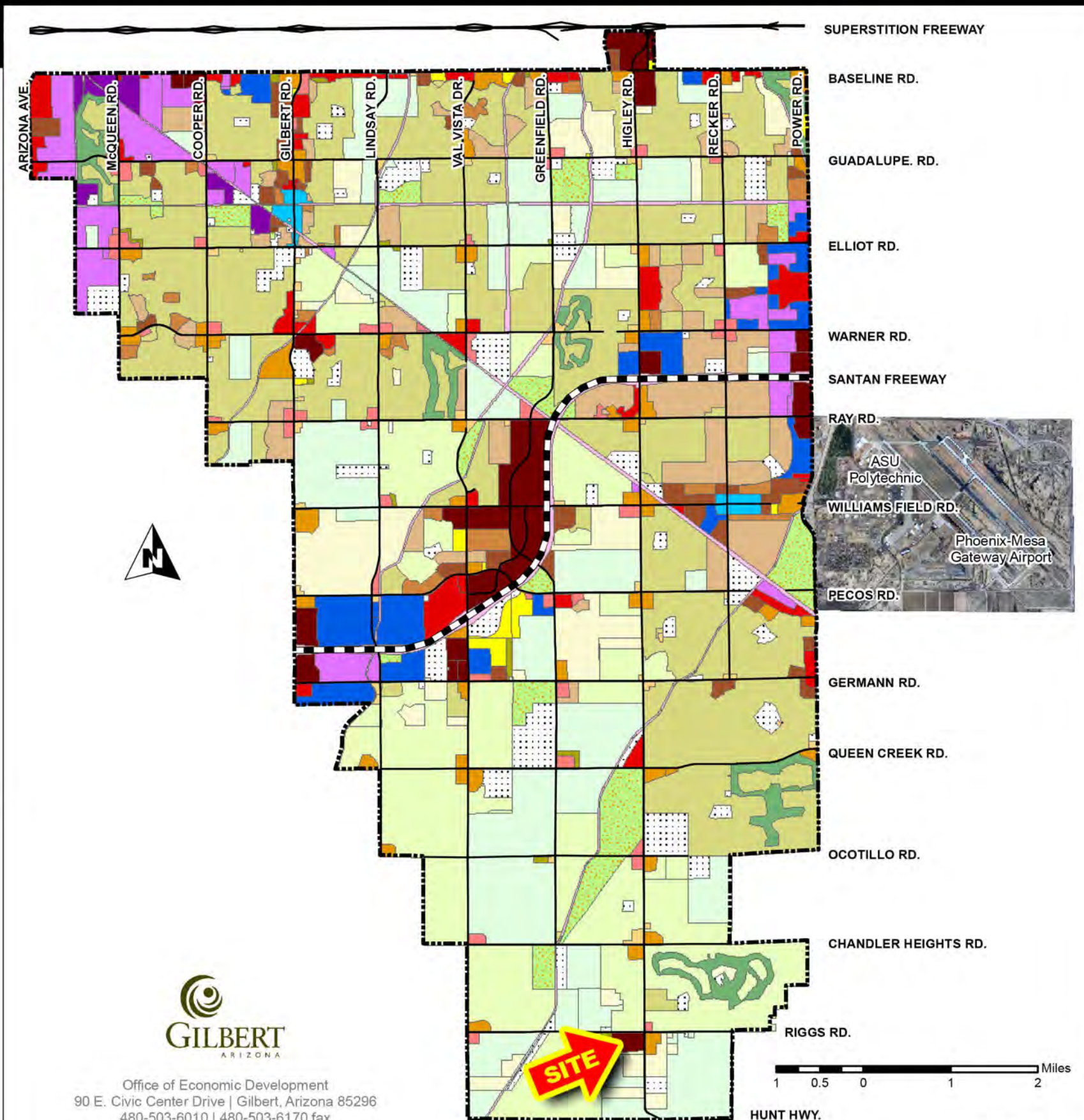
LEGEND

- Gilbert's Municipal Planning Area
- Arterial Streets
- Santan Freeway (Loop 202)

Land Use Classifications

- SITE** RC (Regional Commercial)
- GC (General Commercial)
- SC (Shopping Center)
- CC (Community Commercial)
- NC (Neighborhood Commercial)
- VC (Village Center)
- GI (General Industrial)
- LI (Light Industrial)
- BP (Business Park)
- PF/I (Public Facility/Institutional)
- GO (General Office)
- NO (Neighborhood Office)
- GFC (Golf Course)
- P/R (Parks/Retention)
- U/TC (Utility/Transportation Corridor)
- Residential > 0 - 1 DU/Acre
- Residential > 1 - 2 DU/Acre
- Residential > 2 - 3.5 DU/Acre
- Residential > 3.5 - 5 DU/Acre
- Residential > 5 - 8 DU/Acre
- Residential > 8 - 14 DU/Acre
- Residential > 14 - 25 DU/Acre
- Residential > 25 - 50 DU/Acre

NOTE: Land use colors may not correspond with Gilbert's official Land Use Map.



Office of Economic Development
90 E. Civic Center Drive | Gilbert, Arizona 85296
480-503-6010 | 480-503-6170 fax
email: econdev@gilbertaz.gov | www.gilbertedi.com

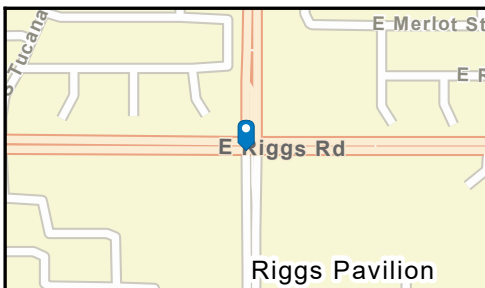
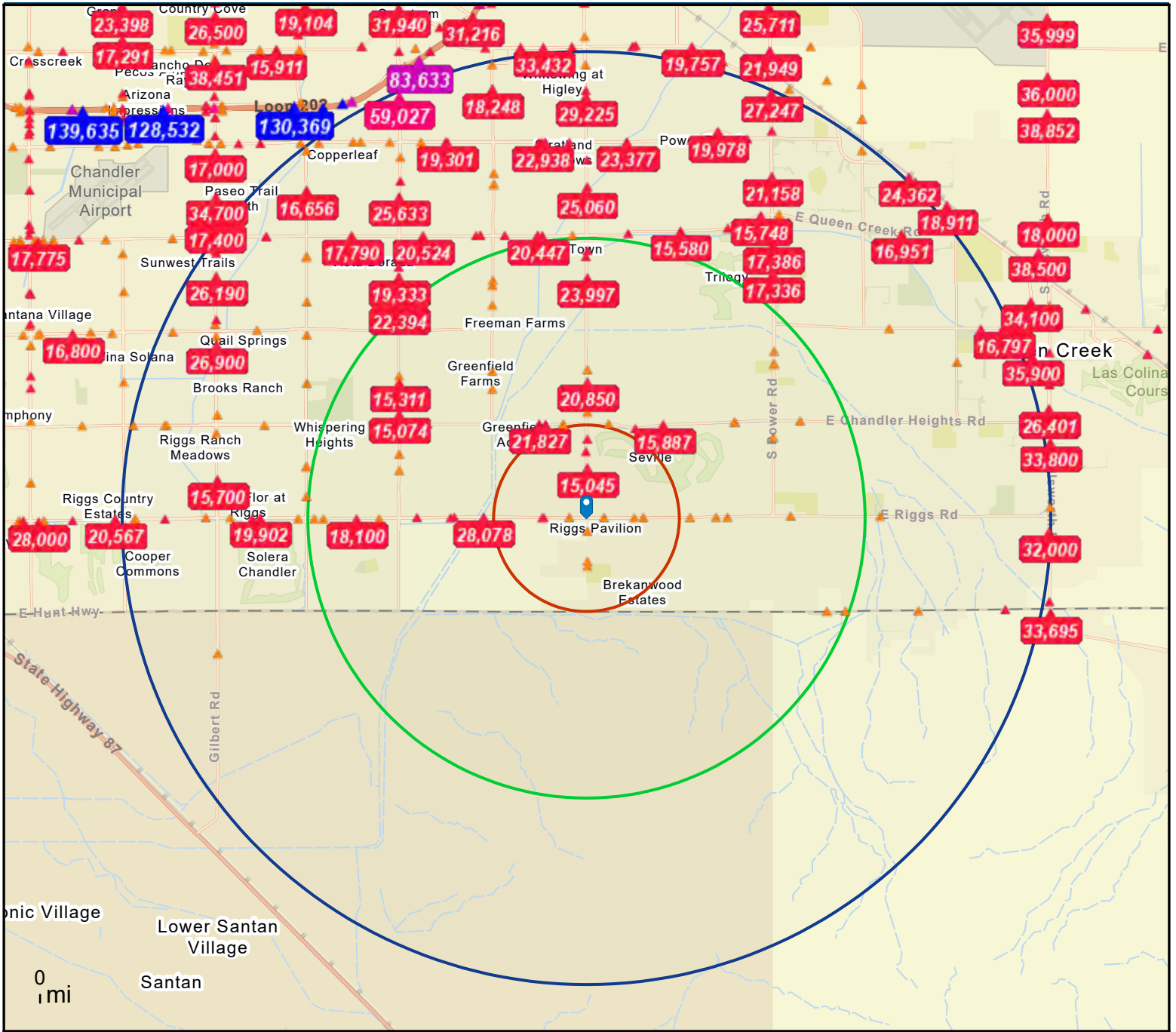


July 12, 2012

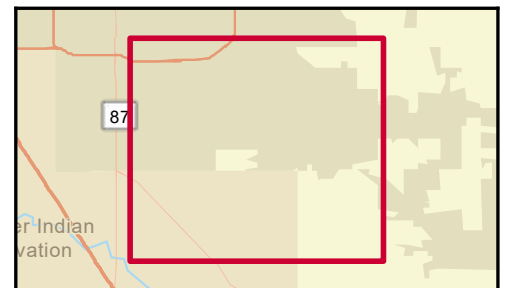
Higley Road & Riggs Road
 S Higley Rd, Gilbert, Arizona, 85298
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.21920
 Longitude: -111.72059



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).



Traffic Count Profile

Higley Road & Riggs Road
S Higley Rd, Gilbert, Arizona, 85298
Rings: 1, 3, 5 mile radii

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.14	S Higley Rd	E Mews Rd (0.11 miles S)	2014	10,770
0.17	S Higley Rd	E Lafayette Ave (0.02 miles N)	2010	5,009
0.19	E Riggs Rd	S Martingale Rd (0.15 miles E)	2014	9,714
0.19	E Riggs Rd	S Tucana Ln (0.06 miles W)	2010	11,427
0.46	S Higley Rd	E Coldwater Blvd (0.04 miles S)	2015	10,786
0.46	E Riggs Rd	S 164th St (0.04 miles W)	2015	20,686
0.48	East Riggs Road	164th St (0.02 miles W)	2018	20,501
0.51	East Riggs Road	S Twilight Ct (0.06 miles E)	2018	10,876
0.52	South Higley Road	E Coldwater Blvd (0.02 miles N)	2018	11,017
0.53	E Coldwater Blvd	S 170th St (0.1 miles E)	2004	1,871
0.54	S Higley Rd	E Cloud Rd (0.03 miles S)	2015	19,607
0.54	South Higley Road	E Cloud Rd (0.03 miles S)	2018	15,045
0.61	E Riggs Rd	S Loback Ln (0.25 miles E)	2015	12,340
0.63	E Coldwater Blvd	E San Tan Blvd (0.12 miles E)	2014	2,505
0.71	South Higley Road	E Virgil Ave (0.03 miles NE)	2018	21,041
0.85	S Higley Rd	E Chandler Heights Rd (0.16 miles N)	2010	15,223
1.04	E Chandler Heights Rd	S Sunnyvale Ave (0.08 miles E)	2014	14,189
1.04	E Chandler Heights Rd	S Rockwell St (0.24 miles W)	2010	10,687
1.06	S Recker Rd	Scilbhouse Dr (0.29 miles S)	2008	1,663
1.10	E Chandler Heights Rd	S 172nd St (0.07 miles W)	2015	15,648
1.10	East Chandler Heights Road	S 164th St (0.06 miles W)	2018	21,383
1.10	E Riggs Rd	Roosevelt Wcd Csr (0.07 miles W)	2007	15,081
1.10	East Riggs Road	Roosevelt Wcd Csr (0.07 miles W)	2018	28,078
1.11	E Riggs Rd	S 177th Pl (0.07 miles E)	2015	8,668
1.13	East Chandler Heights Road	S Rockwell St (0.02 miles E)	2018	21,827
1.13	E Chandler Heights Rd	S Rockwell St (0.02 miles E)	2015	21,205
1.14	S Higley Rd	E Palmer St (0.06 miles N)	2010	13,408
1.29	S Recker Rd	E Sunnydale Dr (0.0 miles S)	2010	354
1.30	East Chandler Heights Road	S Clubhouse Dr (0.11 miles W)	2018	15,887
1.30	E Chandler Heights Rd	S Clubhouse Dr (0.11 miles W)	2004	6,838

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

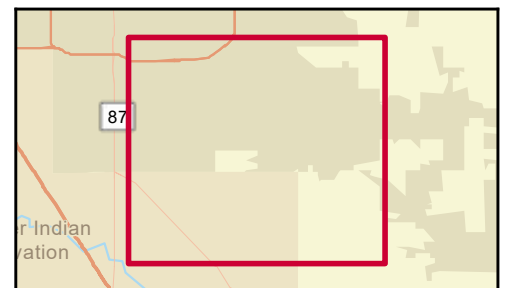
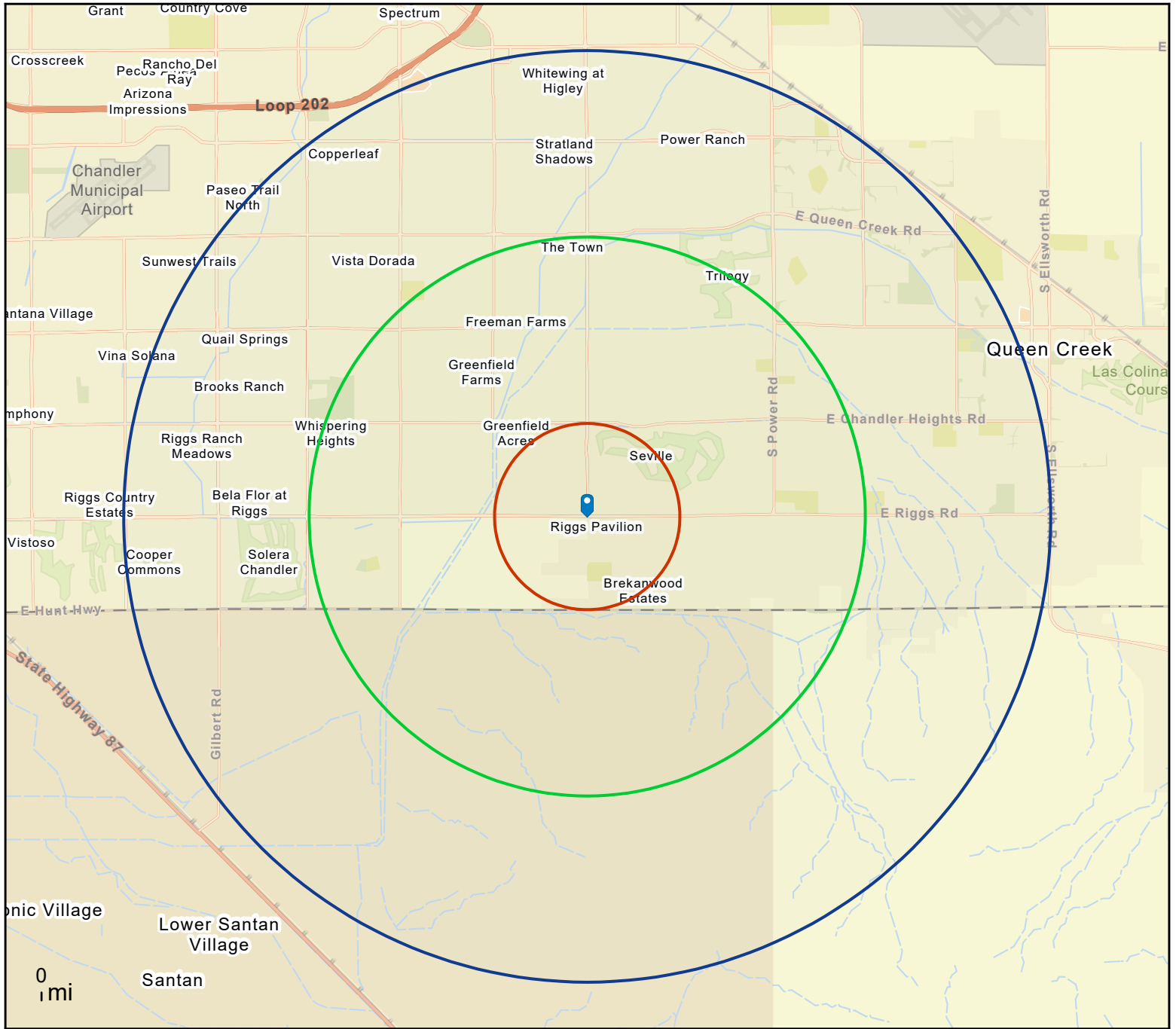
Source: ©2023 Kalibrate Technologies (Q4 2023).

Higley Road & Riggs Road
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Market Profile

Higley Road & Riggs Road
 S Higley Rd, Gilbert, Arizona, 85298
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Latitude: 33.21920
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	5,071	27,915	91,528
2020 Total Population	9,897	46,923	139,970
2020 Group Quarters	13	127	798
2023 Total Population	9,887	49,167	150,311
2023 Group Quarters	12	128	828
2028 Total Population	9,732	49,059	152,852
2023-2028 Annual Rate	-0.32%	-0.04%	0.34%
2023 Total Daytime Population	6,640	33,842	108,107
Workers	1,430	8,097	26,721
Residents	5,210	25,745	81,386
Household Summary			
2010 Households	1,535	8,770	28,092
2010 Average Household Size	3.30	3.18	3.26
2020 Total Households	2,975	14,538	42,524
2020 Average Household Size	3.32	3.22	3.27
2023 Households	3,033	15,351	45,911
2023 Average Household Size	3.26	3.19	3.26
2028 Households	3,011	15,459	47,040
2028 Average Household Size	3.23	3.17	3.23
2023-2028 Annual Rate	-0.15%	0.14%	0.49%
2010 Families	1,300	7,395	23,717
2010 Average Family Size	3.56	3.47	3.54
2023 Families	2,564	12,563	38,120
2023 Average Family Size	3.51	3.53	3.57
2028 Families	2,549	12,678	39,162
2028 Average Family Size	3.47	3.49	3.53
2023-2028 Annual Rate	-0.12%	0.18%	0.54%
Housing Unit Summary			
2000 Housing Units	106	1,352	3,902
Owner Occupied Housing Units	84.9%	82.7%	80.5%
Renter Occupied Housing Units	10.4%	9.1%	9.4%
Vacant Housing Units	4.7%	8.2%	10.1%
2010 Housing Units	1,743	9,793	30,944
Owner Occupied Housing Units	76.3%	77.4%	76.0%
Renter Occupied Housing Units	12.0%	12.2%	14.8%
Vacant Housing Units	11.9%	10.4%	9.2%
2020 Housing Units	3,101	15,200	44,832
Owner Occupied Housing Units	84.6%	85.3%	81.4%
Renter Occupied Housing Units	11.3%	10.4%	13.4%
Vacant Housing Units	4.2%	4.5%	5.1%
2023 Housing Units	3,139	15,908	47,881
Owner Occupied Housing Units	91.3%	89.5%	83.9%
Renter Occupied Housing Units	5.3%	7.0%	12.0%
Vacant Housing Units	3.4%	3.5%	4.1%
2028 Housing Units	3,150	16,061	49,144
Owner Occupied Housing Units	90.8%	89.9%	84.5%
Renter Occupied Housing Units	4.8%	6.3%	11.3%
Vacant Housing Units	4.4%	3.7%	4.3%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	3,033	15,351	45,911
<\$15,000	3.1%	2.9%	3.3%
\$15,000 - \$24,999	2.1%	1.7%	2.0%
\$25,000 - \$34,999	2.3%	2.1%	2.3%
\$35,000 - \$49,999	1.7%	3.8%	4.4%
\$50,000 - \$74,999	10.4%	9.1%	9.3%
\$75,000 - \$99,999	10.8%	12.2%	11.4%
\$100,000 - \$149,999	24.6%	25.0%	24.7%
\$150,000 - \$199,999	19.0%	16.2%	17.2%
\$200,000+	25.9%	27.0%	25.4%
Average Household Income	\$171,195	\$173,937	\$168,342
2028 Households by Income			
Household Income Base	3,011	15,459	47,040
<\$15,000	2.1%	1.8%	2.1%
\$15,000 - \$24,999	1.3%	1.0%	1.3%
\$25,000 - \$34,999	1.6%	1.4%	1.8%
\$35,000 - \$49,999	1.3%	2.6%	3.1%
\$50,000 - \$74,999	7.4%	7.1%	7.1%
\$75,000 - \$99,999	8.8%	10.3%	9.7%
\$100,000 - \$149,999	23.5%	24.3%	24.4%
\$150,000 - \$199,999	22.8%	19.5%	20.7%
\$200,000+	31.1%	31.8%	29.9%
Average Household Income	\$197,219	\$198,823	\$192,600
2023 Owner Occupied Housing Units by Value			
Total	2,866	14,243	40,185
<\$50,000	0.2%	0.1%	0.1%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.0%	0.1%
\$200,000 - \$249,999	0.2%	0.2%	0.5%
\$250,000 - \$299,999	1.2%	1.8%	2.7%
\$300,000 - \$399,999	15.5%	20.5%	21.3%
\$400,000 - \$499,999	25.5%	26.2%	27.1%
\$500,000 - \$749,999	43.0%	38.8%	37.4%
\$750,000 - \$999,999	7.0%	7.8%	8.0%
\$1,000,000 - \$1,499,999	5.8%	3.9%	2.2%
\$1,500,000 - \$1,999,999	0.6%	0.3%	0.3%
\$2,000,000 +	1.0%	0.5%	0.2%
Average Home Value	\$608,252	\$570,164	\$546,701
2028 Owner Occupied Housing Units by Value			
Total	2,861	14,446	41,510
<\$50,000	0.1%	0.1%	0.1%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.0%	0.1%
\$200,000 - \$249,999	0.1%	0.1%	0.4%
\$250,000 - \$299,999	0.8%	1.4%	2.2%
\$300,000 - \$399,999	11.9%	16.9%	17.8%
\$400,000 - \$499,999	25.1%	26.3%	27.5%
\$500,000 - \$749,999	45.2%	40.9%	39.5%
\$750,000 - \$999,999	8.4%	9.1%	9.3%
\$1,000,000 - \$1,499,999	7.0%	4.4%	2.5%
\$1,500,000 - \$1,999,999	0.5%	0.2%	0.3%
\$2,000,000 +	1.0%	0.5%	0.3%
Average Home Value	\$630,737	\$588,625	\$562,813

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

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 Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Median Household Income			
2023	\$135,787	\$131,759	\$130,054
2028	\$155,994	\$152,323	\$150,909
Median Home Value			
2023	\$543,390	\$507,808	\$493,153
2028	\$566,557	\$531,811	\$511,142
Per Capita Income			
2023	\$52,988	\$54,207	\$51,516
2028	\$61,633	\$62,541	\$59,381
Median Age			
2010	31.7	34.2	32.5
2020	37.2	38.5	37.3
2023	32.8	36.8	35.0
2028	32.2	36.1	34.1
2020 Population by Age			
Total	9,897	46,923	139,970
0 - 4	5.9%	5.4%	5.6%
5 - 9	8.7%	8.4%	8.7%
10 - 14	11.6%	10.7%	10.7%
15 - 24	13.5%	13.7%	14.1%
25 - 34	7.1%	6.9%	7.5%
35 - 44	16.2%	15.3%	15.6%
45 - 54	17.0%	16.3%	15.7%
55 - 64	9.8%	10.3%	9.7%
65 - 74	7.2%	8.3%	7.6%
75 - 84	2.4%	3.7%	3.7%
85 +	0.5%	0.9%	1.0%
18 +	67.3%	69.2%	68.7%
2023 Population by Age			
Total	9,888	49,167	150,311
0 - 4	8.3%	7.5%	8.1%
5 - 9	9.7%	8.5%	9.1%
10 - 14	10.1%	9.2%	9.6%
15 - 24	12.9%	11.9%	12.0%
25 - 34	11.5%	10.3%	11.1%
35 - 44	16.1%	15.8%	16.8%
45 - 54	15.1%	13.2%	13.0%
55 - 64	8.8%	10.0%	9.0%
65 - 74	5.1%	9.2%	7.6%
75 - 84	1.9%	3.7%	2.9%
85 +	0.3%	0.8%	0.7%
18 +	66.7%	70.1%	68.4%
2028 Population by Age			
Total	9,733	49,060	152,853
0 - 4	8.9%	7.8%	8.5%
5 - 9	9.6%	8.3%	9.1%
10 - 14	9.2%	8.5%	8.9%
15 - 24	11.9%	10.9%	11.6%
25 - 34	15.6%	12.7%	13.4%
35 - 44	15.3%	15.3%	15.7%
45 - 54	13.5%	12.2%	12.5%
55 - 64	8.6%	9.1%	8.3%
65 - 74	4.9%	9.0%	7.2%
75 - 84	2.1%	5.1%	3.9%
85 +	0.5%	1.1%	0.9%
18 +	67.3%	70.9%	68.9%
2020 Population by Sex			

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

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 Rings: 1, 3, 5 mile radii

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Latitude: 33.21920
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	1 mile	3 miles	5 miles
Males	4,843	23,100	68,971
Females	5,054	23,823	70,999
2023 Population by Sex			
Males	4,973	24,296	74,657
Females	4,914	24,871	75,654
2028 Population by Sex			
Males	4,867	24,129	75,495
Females	4,865	24,930	77,357
2010 Population by Race/Ethnicity			
Total	5,071	27,915	91,527
White Alone	83.4%	83.6%	82.3%
Black Alone	3.7%	3.8%	3.6%
American Indian Alone	0.6%	0.5%	0.8%
Asian Alone	5.7%	5.3%	5.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.4%	3.6%	4.1%
Two or More Races	3.3%	3.1%	3.3%
Hispanic Origin	14.2%	13.7%	14.6%
Diversity Index	47.0	46.2	48.7
2020 Population by Race/Ethnicity			
Total	9,897	46,923	139,970
White Alone	71.9%	73.7%	72.2%
Black Alone	4.4%	3.7%	3.5%
American Indian Alone	0.6%	0.6%	0.8%
Asian Alone	6.2%	6.0%	7.8%
Pacific Islander Alone	0.4%	0.2%	0.2%
Some Other Race Alone	4.2%	3.9%	3.9%
Two or More Races	12.3%	11.9%	11.7%
Hispanic Origin	15.1%	15.2%	15.2%
Diversity Index	59.9	58.1	59.7
2023 Population by Race/Ethnicity			
Total	9,887	49,168	150,312
White Alone	70.5%	72.5%	70.8%
Black Alone	4.8%	3.9%	3.8%
American Indian Alone	0.6%	0.6%	0.9%
Asian Alone	6.5%	6.2%	8.2%
Pacific Islander Alone	0.4%	0.2%	0.2%
Some Other Race Alone	4.4%	4.2%	4.1%
Two or More Races	12.8%	12.4%	12.1%
Hispanic Origin	15.8%	15.9%	15.8%
Diversity Index	61.6	59.8	61.4
2028 Population by Race/Ethnicity			
Total	9,731	49,058	152,852
White Alone	68.4%	70.6%	68.9%
Black Alone	5.2%	4.3%	4.1%
American Indian Alone	0.6%	0.6%	0.9%
Asian Alone	7.0%	6.8%	9.0%
Pacific Islander Alone	0.4%	0.2%	0.2%
Some Other Race Alone	4.7%	4.5%	4.3%
Two or More Races	13.6%	13.1%	12.7%
Hispanic Origin	16.3%	16.4%	16.2%
Diversity Index	63.9	62.0	63.5

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 17, 2024



Market Profile

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	1 mile	3 miles	5 miles
2020 Population by Relationship and Household Type			
Total	9,897	46,923	139,970
In Households	99.9%	99.7%	99.4%
Householder	30.2%	30.9%	30.4%
Opposite-Sex Spouse	22.2%	22.8%	21.9%
Same-Sex Spouse	0.2%	0.2%	0.1%
Opposite-Sex Unmarried Partner	1.2%	1.2%	1.3%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	37.0%	35.4%	35.9%
Adopted Child	1.1%	1.1%	1.1%
Stepchild	1.9%	1.6%	1.6%
Grandchild	1.0%	1.3%	1.5%
Brother or Sister	0.4%	0.6%	0.6%
Parent	1.1%	1.1%	1.3%
Parent-in-law	0.6%	0.6%	0.6%
Son-in-law or Daughter-in-law	0.3%	0.4%	0.4%
Other Relatives	0.9%	0.8%	0.9%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	1.5%	1.5%	1.6%
In Group Quarters	0.1%	0.3%	0.6%
Institutionalized	0.0%	0.0%	0.3%
Noninstitutionalized	0.1%	0.3%	0.3%
2023 Population 25+ by Educational Attainment			
Total	5,826	30,940	91,878
Less than 9th Grade	0.8%	0.8%	1.1%
9th - 12th Grade, No Diploma	2.4%	1.7%	2.1%
High School Graduate	15.9%	15.6%	15.2%
GED/Alternative Credential	3.5%	2.6%	2.2%
Some College, No Degree	18.6%	19.6%	19.5%
Associate Degree	11.5%	11.4%	10.9%
Bachelor's Degree	30.9%	32.3%	31.2%
Graduate/Professional Degree	16.5%	16.0%	17.7%
2023 Population 15+ by Marital Status			
Total	7,108	36,796	109,985
Never Married	29.0%	23.7%	24.8%
Married	61.2%	66.9%	65.4%
Widowed	3.2%	2.6%	3.1%
Divorced	6.6%	6.8%	6.7%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,845	24,362	71,962
Population 16+ Employed	97.9%	97.5%	97.1%
Population 16+ Unemployment rate	2.1%	2.5%	2.9%
Population 16-24 Employed	13.9%	12.1%	12.6%
Population 16-24 Unemployment rate	6.1%	6.6%	6.8%
Population 25-54 Employed	75.0%	68.3%	70.7%
Population 25-54 Unemployment rate	1.1%	1.8%	2.0%
Population 55-64 Employed	9.7%	13.5%	12.6%
Population 55-64 Unemployment rate	0.0%	1.4%	3.5%
Population 65+ Employed	1.5%	6.2%	4.1%
Population 65+ Unemployment rate	22.8%	4.3%	3.8%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 17, 2024



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	1 mile	3 miles	5 miles
2023 Employed Population 16+ by Industry			
Total	4,741	23,744	69,872
Agriculture/Mining	0.3%	0.4%	0.4%
Construction	7.2%	7.4%	6.1%
Manufacturing	12.7%	11.8%	12.1%
Wholesale Trade	3.9%	3.2%	2.4%
Retail Trade	8.3%	10.0%	10.6%
Transportation/Utilities	2.4%	4.2%	4.6%
Information	1.7%	2.9%	2.3%
Finance/Insurance/Real Estate	14.8%	12.8%	11.3%
Services	47.0%	44.6%	46.7%
Public Administration	1.6%	2.8%	3.5%
2023 Employed Population 16+ by Occupation			
Total	4,740	23,745	69,871
White Collar	84.7%	77.0%	77.2%
Management/Business/Financial	25.4%	24.9%	24.9%
Professional	33.8%	30.5%	32.1%
Sales	16.3%	12.4%	11.1%
Administrative Support	9.1%	9.2%	9.1%
Services	7.5%	9.9%	10.9%
Blue Collar	7.8%	13.2%	11.9%
Farming/Forestry/Fishing	0.3%	0.2%	0.2%
Construction/Extraction	1.7%	2.6%	2.4%
Installation/Maintenance/Repair	0.7%	2.1%	2.1%
Production	2.6%	3.6%	2.9%
Transportation/Material Moving	2.6%	4.7%	4.4%
2020 Households by Type			
Total	2,975	14,538	42,524
Married Couple Households	73.9%	74.2%	72.2%
With Own Children <18	41.1%	38.7%	38.7%
Without Own Children <18	32.8%	35.5%	33.6%
Cohabiting Couple Households	4.4%	4.2%	4.5%
With Own Children <18	2.0%	1.7%	1.9%
Without Own Children <18	2.4%	2.6%	2.7%
Male Householder, No Spouse/Partner	7.9%	8.5%	8.8%
Living Alone	4.0%	4.6%	4.5%
65 Years and over	1.1%	1.6%	1.5%
With Own Children <18	2.2%	1.8%	2.1%
Without Own Children <18, With Relatives	1.3%	1.6%	1.6%
No Relatives Present	0.4%	0.6%	0.7%
Female Householder, No Spouse/Partner	13.9%	13.1%	14.4%
Living Alone	5.1%	6.2%	6.6%
65 Years and over	1.9%	3.7%	3.7%
With Own Children <18	4.6%	3.3%	3.9%
Without Own Children <18, With Relatives	3.7%	3.2%	3.5%
No Relatives Present	0.5%	0.4%	0.5%
2020 Households by Size			
Total	2,975	14,538	42,524
1 Person Household	9.0%	10.8%	11.1%
2 Person Household	29.2%	30.9%	29.3%
3 Person Household	17.9%	17.0%	17.4%
4 Person Household	22.2%	21.4%	22.2%
5 Person Household	13.3%	11.9%	11.4%
6 Person Household	5.2%	5.0%	5.5%
7 + Person Household	3.2%	3.0%	3.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 17, 2024



Market Profile

Higley Road & Riggs Road
 S Higley Rd, Gilbert, Arizona, 85298
 Rings: 1, 3, 5 mile radii

Prepared by Nathan and Associates, Inc.

Latitude: 33.21920
 Longitude: -111.72059

	1 mile	3 miles	5 miles
2020 Households by Tenure and Mortgage Status			
Total	2,975	14,538	42,524
Owner Occupied	88.2%	89.1%	85.8%
Owned with a Mortgage/Loan	76.0%	74.7%	72.2%
Owned Free and Clear	12.2%	14.5%	13.6%
Renter Occupied	11.8%	10.9%	14.2%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	107	110	112
Percent of Income for Mortgage	24.0%	23.2%	22.8%
Wealth Index	170	186	166
2020 Housing Units By Urban/ Rural Status			
Total	3,101	15,200	44,832
Urban Housing Units	100.0%	99.9%	99.4%
Rural Housing Units	0.0%	0.1%	0.6%
2020 Population By Urban/ Rural Status			
Total	9,897	46,923	139,970
Urban Population	100.0%	99.9%	99.4%
Rural Population	0.0%	0.1%	0.6%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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Top 3 Tapestry Segments			
1.	Boomburbs (1C)	Boomburbs (1C)	Boomburbs (1C)
2.		Up and Coming Families (7A)	Up and Coming Families (7A)
3.		Silver & Gold (9A)	Silver & Gold (9A)
2023 Consumer Spending			
Apparel & Services: Total \$	\$10,398,474	\$53,059,107	\$155,108,488
Average Spent	\$3,428.45	\$3,456.39	\$3,378.46
Spending Potential Index	156	157	154
Education: Total \$	\$8,254,373	\$41,810,598	\$119,934,878
Average Spent	\$2,721.52	\$2,723.64	\$2,612.33
Spending Potential Index	152	152	146
Entertainment/Recreation: Total \$	\$18,266,410	\$94,499,921	\$273,653,559
Average Spent	\$6,022.56	\$6,155.95	\$5,960.52
Spending Potential Index	159	163	158
Food at Home: Total \$	\$29,921,323	\$157,458,972	\$457,081,350
Average Spent	\$9,865.26	\$10,257.25	\$9,955.81
Spending Potential Index	145	151	146
Food Away from Home: Total \$	\$18,328,219	\$93,542,324	\$273,256,495
Average Spent	\$6,042.93	\$6,093.57	\$5,951.87
Spending Potential Index	162	164	160
Health Care: Total \$	\$32,706,888	\$175,983,786	\$508,195,063
Average Spent	\$10,783.68	\$11,463.99	\$11,069.14
Spending Potential Index	147	156	150
HH Furnishings & Equipment: Total \$	\$14,234,274	\$73,925,410	\$214,659,543
Average Spent	\$4,693.13	\$4,815.67	\$4,675.56
Spending Potential Index	159	163	158
Personal Care Products & Services: Total \$	\$4,580,626	\$23,813,817	\$69,055,340
Average Spent	\$1,510.26	\$1,551.29	\$1,504.11
Spending Potential Index	158	162	157
Shelter: Total \$	\$117,380,174	\$604,713,653	\$1,753,442,710
Average Spent	\$38,701.01	\$39,392.46	\$38,192.21
Spending Potential Index	156	159	154
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$15,527,591	\$82,879,818	\$238,296,663
Average Spent	\$5,119.55	\$5,398.98	\$5,190.40
Spending Potential Index	164	173	166
Travel: Total \$	\$11,674,131	\$59,347,979	\$171,375,289
Average Spent	\$3,849.04	\$3,866.07	\$3,732.77
Spending Potential Index	171	172	166
Vehicle Maintenance & Repairs: Total \$	\$6,088,457	\$32,025,826	\$93,488,133
Average Spent	\$2,007.40	\$2,086.24	\$2,036.29
Spending Potential Index	153	159	155

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Population			
2010 Population	5,071	27,915	91,528
2020 Population	9,897	46,923	139,970
2023 Population	9,887	49,167	150,311
2028 Population	9,732	49,059	152,852
2010-2020 Annual Rate	6.92%	5.33%	4.34%
2020-2023 Annual Rate	-0.03%	1.45%	2.22%
2023-2028 Annual Rate	-0.32%	-0.04%	0.34%
2020 Male Population	48.9%	49.2%	49.3%
2020 Female Population	51.1%	50.8%	50.7%
2020 Median Age	37.2	38.5	37.3
2023 Male Population	50.3%	49.4%	49.7%
2023 Female Population	49.7%	50.6%	50.3%
2023 Median Age	32.8	36.8	35.0

In the identified area, the current year population is 150,311. In 2020, the Census count in the area was 139,970. The rate of change since 2020 was 2.22% annually. The five-year projection for the population in the area is 152,852 representing a change of 0.34% annually from 2023 to 2028. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	70.5%	72.5%	70.8%
2023 Black Alone	4.8%	3.9%	3.8%
2023 American Indian/Alaska Native Alone	0.6%	0.6%	0.9%
2023 Asian Alone	6.5%	6.2%	8.2%
2023 Pacific Islander Alone	0.4%	0.2%	0.2%
2023 Other Race	4.4%	4.2%	4.1%
2023 Two or More Races	12.8%	12.4%	12.1%
2023 Hispanic Origin (Any Race)	15.8%	15.9%	15.8%

Persons of Hispanic origin represent 15.8% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.4 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	170	186	166
2010 Households	1,535	8,770	28,092
2020 Households	2,975	14,538	42,524
2023 Households	3,033	15,351	45,911
2028 Households	3,011	15,459	47,040
2010-2020 Annual Rate	6.84%	5.18%	4.23%
2020-2023 Annual Rate	0.60%	1.69%	2.39%
2023-2028 Annual Rate	-0.15%	0.14%	0.49%
2023 Average Household Size	3.26	3.19	3.26

The household count in this area has changed from 42,524 in 2020 to 45,911 in the current year, a change of 2.39% annually. The five-year projection of households is 47,040, a change of 0.49% annually from the current year total. Average household size is currently 3.26, compared to 3.27 in the year 2020. The number of families in the current year is 38,120 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Mortgage Income			
2023 Percent of Income for Mortgage	24.0%	23.2%	22.8%
Median Household Income			
2023 Median Household Income	\$135,787	\$131,759	\$130,054
2028 Median Household Income	\$155,994	\$152,323	\$150,909
2023-2028 Annual Rate	2.81%	2.94%	3.02%
Average Household Income			
2023 Average Household Income	\$171,195	\$173,937	\$168,342
2028 Average Household Income	\$197,219	\$198,823	\$192,600
2023-2028 Annual Rate	2.87%	2.71%	2.73%
Per Capita Income			
2023 Per Capita Income	\$52,988	\$54,207	\$51,516
2028 Per Capita Income	\$61,633	\$62,541	\$59,381
2023-2028 Annual Rate	3.07%	2.90%	2.88%
GINI Index			
2023 Gini Index	28.7	29.1	29.8

Households by Income

Current median household income is \$130,054 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$150,909 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$168,342 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$192,600 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$51,516 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$59,381 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	107	110	112
2010 Total Housing Units	1,743	9,793	30,944
2010 Owner Occupied Housing Units	1,330	7,575	23,527
2010 Renter Occupied Housing Units	209	1,195	4,568
2010 Vacant Housing Units	208	1,023	2,852
2020 Total Housing Units	3,101	15,200	44,832
2020 Owner Occupied Housing Units	2,624	12,960	36,506
2020 Renter Occupied Housing Units	351	1,578	6,018
2020 Vacant Housing Units	131	686	2,268
2023 Total Housing Units	3,139	15,908	47,881
2023 Owner Occupied Housing Units	2,866	14,243	40,185
2023 Renter Occupied Housing Units	167	1,108	5,726
2023 Vacant Housing Units	106	557	1,970
2028 Total Housing Units	3,150	16,061	49,144
2028 Owner Occupied Housing Units	2,861	14,446	41,510
2028 Renter Occupied Housing Units	150	1,013	5,530
2028 Vacant Housing Units	139	602	2,104

Socioeconomic Status Index

2023 Socioeconomic Status Index	60.8	64.2	61.6
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Currently, 83.9% of the 47,881 housing units in the area are owner occupied; 12.0%, renter occupied; and 4.1% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 44,832 housing units in the area and 5.1% vacant housing units. The annual rate of change in housing units since 2020 is 2.05%. Median home value in the area is \$493,153, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.72% annually to \$511,142.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.